

A.P.N.: 1219-12-002-006
File No: 143-2603586 (mk)
R.P.T.T.: \$6,630.00

When Recorded Mail To: Mail Tax Statements To:
Robert C. Shanks and Leslie Shanks
598 Centerville Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Scott O'Leary and Lisa O'Leary, husband and wife as community property with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Robert C. Shanks and Leslie Shanks, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 2, AS SHOWN ON THE FINAL MAP OF SHERIDAN MEADOWS SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON MAY 21, 1973, AS DOCUMENT NO. 66349, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

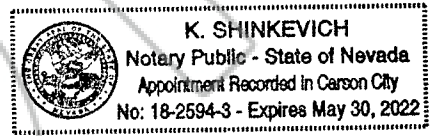
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Scott O'Leary
Scott O'Leary
Lisa O'Leary
Lisa O'Leary

STATE OF **NEVADA**)
) : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on November 12, 2020 by **Scott O'Leary and Lisa O'Leary.**

K. Shinkevich
Notary Public
(My commission expires: 5/30/2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2603586.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1219-12-002-006
b) _____
c) _____
d) _____

2. Type of Property
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$1,700,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$1,700,000.00
d) Real Property Transfer Tax Due \$6,630.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Kelly Swann*
Signature: _____

Capacity: Agent
Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Scott O'Leary and Lisa O'Leary
Address: 1210 Sierra Vista Drive
City: Gardnerville
State: NV Zip: 89460

Print Name: Leslie Shanks
Address: 598 Centerville Lane
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2603586 mk/ ks
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)